
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: March 8, 2006

SITE PLAN: **AFP-06-007**

TITLE: **817 Linslade Street, former "Greene's Market"**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
for reuse to professional office

ADDRESS: 817 Linslade Street

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant/Developer: Classic Community Corp. – Steve Eckert

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibit 1: Application

Exhibit 2: Site location map

Exhibit 3: Site plan

Exhibit 4: Letter from Michael Fox, dated February 24, 2006

Exhibit 5: Photographs of 817 Linslade Street and surrounding street areas

Exhibit 6: Mailing list for March 8, 2006 Planning Commission meeting

STAFF COMMENTS

Location

The subject property is located at 817 Linslade Street, Lot 5, Block F, in the Lakelands subdivision. The structure is located on the corner of Linslade Street and Lakelands Drive, which is directly across from the Lakelands Four Corners Park.

Background

This portion of the Lakelands, Section Two, Phase One, was approved by the Planning Commission in 1997. At the time of final site plan approval, L-1093, the footprint was identified as a "Possible General Store."

On June 16, 1999, the subject property was brought before the Planning Commission as L-1093 (R) as an Amendment to Final Plan review for a new house type known as the Veranda. At the meeting, there was discussion that the subject house could possibly be converted into a general store and an Information Center for the Lakelands neighborhood. The Planning Commission granted approval to the house resite and new elevation with three conditions, one of which stated:

"Applicant construct the property to enable an easy retrofit to a live-work unit."

The subject property was next presented to the Planning Commission on November 1, 2000, with an Amendment to Final Plan request for a handicap ramp and exterior staircase leading to the second floor. At the time, the single family dwelling unit was to be used as a general store, known as Greene's Market, and the Lakelands Community Information center on the first floor. The second and third floor were to be used for residential purposes only. The total footprint of the house is approximately 1,400 square feet. Greene's Market had a Use and Occupancy Permit for 800 square feet. The remainder of the first floor was used as office space for the neighborhood information center.

Current Application

The current application, filed by Steve Eckert of Classic Community, Inc., proposes to convert the previous retail space formerly used by Greene's Market into professional office space. The amount of space to be changed is 800 square feet. The second and third floor will continue to be for residential living only. The total amount of professional office space for 817 Linslade Street is 1,400 square feet, the first floor of the house.

At the time of final site plan approval, the parking chart for this section of the Lakelands did not include any calculations for retail or office use at 817 Linslade Street. However, this particular portion of the site plan showed a surplus of ten (10) spaces (Exhibit #6). As shown on the enlarged section of the parking plan (Exhibit #7), the five single family dwelling units had twenty parking spaces provided, with

eight (8) spaces in detached garages and twelve (12) spaces located on Leaning Oak Drive, Linslade Street, and Lakelands Drive. This area was provided with twenty spaces; ten were required by City Code.

In consideration of the reuse request for the additional office space, this property should have seven (7) parking spaces per City Code, Sec. 24-219(b). Two (2) of those spaces should be provided for the residential dwelling unit on the top two floors of the structure. A total amount of 1,400 square feet of office use would result in an additional five (5) parking spaces. As previously stated, this area has a surplus of ten (10) spaces, therefore the site can accommodate five (5) spaces for the proposed amount of office use.

The tenants of the residential unit will be using the two (2) parking spaces within the detached parking garage. The future owner has submitted a letter further outlining his intentions (Exhibit #4). The applicant has also submitted photographs of the house and surrounding streets and parking areas close by.

Staff finds Amendment to Final Plan, AFP-06-007, to be in conformance with §24-170 and 172 and §24-219(b) of the City Code and recommends approval.

P&CA

PLANNING AND CODE ADMINISTRATION



City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
 plancode@gaitthersburgmd.gov • www.gaithersburgmd.gov

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application # AFP-06-007
 Date Filed 2-10-06
 Total Fee \$5000.00 due

1. SUBJECT PROPERTY

Project Name LAKELANDS
 Street Address 817 LINSLADE STREET, GAITHERSBURG, MD 20878
 Zone _____ Historic area designation ☐ Yes ☒ No
 Lot 5 Block F Subdivision LAKELANDS
 Tax Identification Number (MUST BE FILLED IN) 20-1991468

SECTION 2

2. APPLICANT

Name CLASSIC COMMUNITY CORP.
 Street Address 8120 WOODMONT AVE
 City BETHESDA State MD Suite No. 300
 Daytime Telephone 301-913-0404 Zip Code 20814

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

Engineer's Name

Engineer's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____

Developer's Name CLASSIC COMMUNITY DEVELOPMENT CORP. Telephone 301-913-0404
 Street Address 8120 WOODMONT AVE. Suite Number 300
 City BETHESDA State MD Zip Code 20814
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name RSE II LLC
 Street Address 8120 WOODMONT AVE. Suite No. 300
 City BETHESDA State MD Zip Code 20814
 Daytime Telephone 301-913-0404

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

**CHANGE OF USE FROM RETAIL TO
PROFESSIONAL OFFICE.**

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment

Employee estimate: Total number _____ Total number per shift _____

Resident estimate: Total number _____ Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

STEVE ECKERT

Applicant's Signature

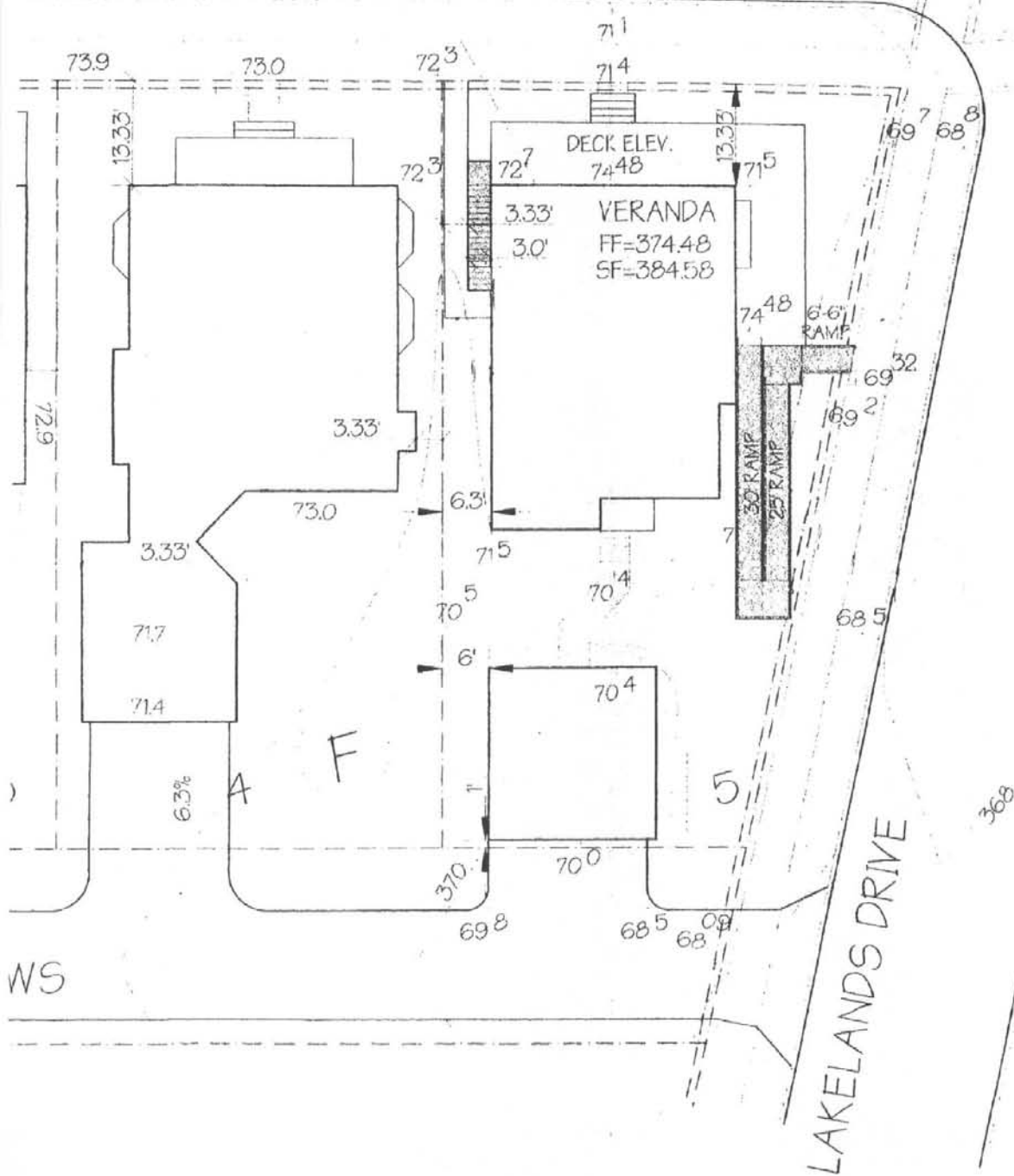
Pam Swartz for Steve Eckert

2/10/06

Daytime Telephone _____



LINSLADE STREET





Michael D. Fox
Michael D. Fox Realtors
14100 Darnestown Road
Darnestown, Maryland 20874

February 24, 2006

To Whom It May Concern:

Regarding:
817 Linslade Street
Gaithersburg, MD 20878

The upper two floors of the above mentioned property will serve as my personal residence. My 15 year old son and myself will be the only occupants.

The main floor will serve as a small real estate office. It will have a receptionist whose normal working hours are from 9:00-5:00 PM Monday through Friday. I have two buyer agents who will maintain desks at the office as well. They will actually be in the office about 25% of their time. We will occasionally meet clients at the office as well.

On average we will have two people in the office at any given time. We do not maintain evening or weekend hours except by appointment.

If you should have any other questions please call me at (301) 417-1051.

Thanks,

Michael D. Fox, CRS.

mdf/rmf





Detached Garage of 817 Linslade St.

ALL INFORMATION IS FOR THE USE OF THE U.S. GOVERNMENT

THURSDAY 2/22/06 @ 12:45 PM



Parking ON LAKE LANDS DRIVE (Just Past 817 LINDLADE)

ALLIANCE 2/23/06 @ 12:45 PM



Parking ON LAKELANDS Drive next to 817 LINSIDE

PHOTO TAKEN 2/12/05 @ 12:45 PM



Parking on Lakelands Dr. (opposite 817 Linslade)

Parking on Linslade St. In front of 817 Linslade

Linslade 2/23/06 @ 17:45 DM





Parking on Linslade St. in front of 817 Linslade.

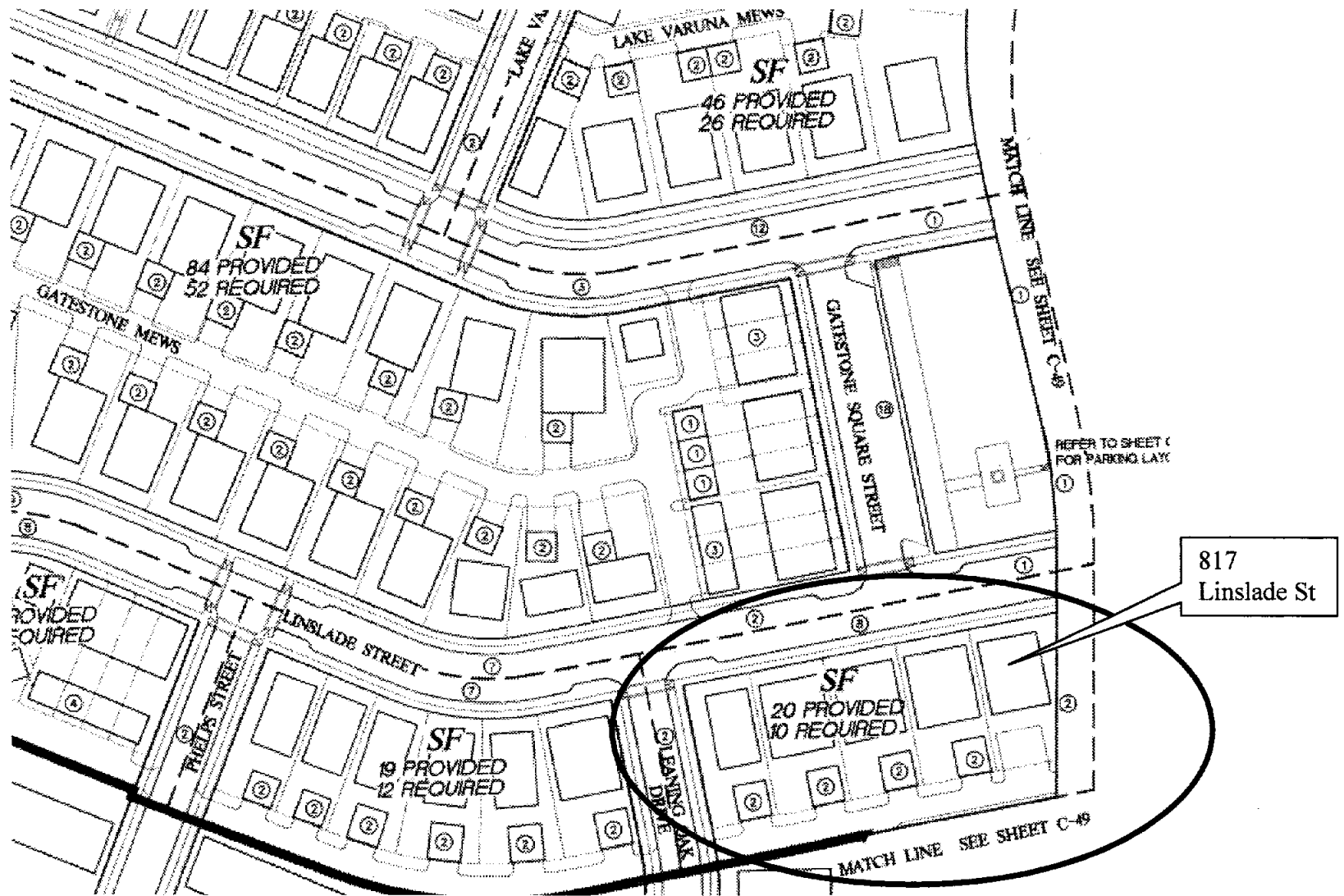
7/22/06 @ 17:45



2/22/06 @ 12:45 PM

Parking Lot Across the street from 817 Lmslade St.





817
Linslade St

AFP-06-007 Green Market c. 2 Kds.

DEBBIE DURNHAM
LCA
960 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
909 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
643 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
651 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
655 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
659 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
403 DANBRIDGE ST
GAITHERSBURG MD 20878

OCCUPANT
901 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
907 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
414 LEANING OAK ST
GAITHERSBURG MD 20878

OCCUPANT
418 LEANING OAK ST
GAITHERSBURG MD 20878

OCCUPANT
422 LEANING OAK ST
GAITHERSBURG MD 20878

OCCUPANT
411 DANBRIDGE ST
GAITHERSBURG MD 20878

OCCUPANT
801 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
805 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
809 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
813 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
817 LINSLADE ST
GAITHERSBURG MD 20878

OCCUPANT
402 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
406 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
410 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
414 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
420 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
415 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
419 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
422 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
423 LAKELANDS DR
GAITHERSBURG MD 20878

OCCUPANT
629 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
633 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

OCCUPANT
639 GATESTONE SQUARE ST
GAITHERSBURG MD 20878

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